

Sorrento Springs Quarterly



Fall Edition: Issue 2

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Greetings Sorrento Springs Resident,

The mission of this newsletter and the newsletter committee is to provide objective and factual content. We are not the HOA and are a group of volunteers residing in Sorrento Springs. Our hope is that this quarterly will provide you with valuable information about our neighborhood. Your input is important in making our community a great one! Please share any thoughts and comments with us, by contacting us at: newsletter@eagleduneshoa.org

Best Regards,
Your Newsletter Committee

New Community Association Management Company on Board!

As you may be aware Leland Management, Inc. is the new community association management company that is now managing Eagle Dunes Homeowner Association, Inc. Their job is to assist your Board of Directors in fulfilling its fiduciary responsibility to the community and work with association members to help ensure that your community will always be a very desirable place to live. They will oversee maintenance of the association's common areas including oversight of the landscaper and other service providers, perform regular inspections to monitor compliance with the Covenants and Restrictions contained in the association's documents and provide comprehensive accounting services.

Kent Taylor, LCAM, is the Licensed Community Association Manager who will be working with the Board of Directors to insure smooth operation and maintenance of the amenity center and all common areas within the community. One of the primary roles of the community association manager is to tour the community on a regular basis and to enforce the Covenants, Conditions, and Restrictions to make sure that everything is being done to properly maintain and enhance the community and which ultimately impacts everyone's property values.

The Covenants, Conditions, and Restrictions not only cover use of common areas of the community but also individual homeowner lots. For instance, some of most common types of violations are listed below:

- Before making any changes to your property such as adding a fence, changing to color of your house, a new landscape plan, adding a pool or a screened patio require prior submission of an Architectural Review Committee (ARC) application be submitted and approved prior to beginning any modifications. (ARC Forms can be obtained from Kent by either calling him or sending him and request by email, or on the website www.eagleduneshoa.org).
- Storing recreational vehicles on your property, such as boats, trailers, jet skis, motor homes, or any type of commercial vehicle is strictly prohibited at all times.

- Maintaining your lawn on a regular basis by mowing, fertilizing, watering, weeding and treating for insects to prevent brown or dead turf spots is required. This includes the swale area of your property as well.
- Above ground pools are not permitted at any time.
- Properly storing any temporary sports related equipment when not in use, such as basketball hoops away from the sidewalks and roads is a must for safety and security purposes.

If you are ever in doubt about what is covered, you should first review your Covenants, Conditions, and Restrictions documents you received at closing. If you cannot find your copy another copy is available, for small charge, from the offices of Leland Management, Inc., or on the website www.eagleduneshoa.org. You can also call or email Kent Taylor with your question and he will research it and get back to you.



Leland Management Contact Information

Architectural review information: Aida Martinez at 407-781-1406, fax 407-781-1196 or email to

amartinez@lelandmanagement.com.

Gate access or access cards for the amenity center: Travis Megahee at 407-781-1169, fax 407-781-1286 or email to

tmegahee@lelandmanagement.com.

Billing or Account information: 407-447-9955 then press "3" or ext. 1001 or email assessments@lelandmanagement.com

Licensed Community Association Manager (LCAM): Kent Taylor 407-781-1181, fax 407-781-1298 or email to

ktaylor@lelandmanagement.com.

Company Website: www.lelandmanagement.com

Next HOA meeting: November 14th at 6:30 PM at the 46 and 437 East Lake County Branch Library.



Eagle Dunes Golf Membership

One of the best features for the Sorrento Springs Residents lies in most of our backyards. But how many of you have taken advantage of the New Homeowners Perks?

Did you know that the initial buyer of a new house gets the following?

- Reduced Green Fees-20% - 30% year round. All prices include \$15.00 per person for the cart rental, the Resident discount is applied to the base price of the greens fee.
- Unlimited practice balls and use of the short game practice facility
- Handicap Program
- Discounts on merchandise in the golf shop(excluding balls and gloves).
- 2 Free golf lesson certificates per membership.
- 2 buy one / get one free lunch certificates per membership.
- Additional household memberships available at \$100 each.
- May reserve tee times 10 days in advance, the public may only reserve 6 days in advance.
- Resident Only clinics and tournaments

All of these are at no cost to the homeowner, but you must make an orientation appointment with golf course management to receive your membership cards and membership book. Your initial Residential Membership starts the 1st of the month after you close.

After the initial membership expires, you will have the option to renew your membership for \$250 for the 1st member and \$100 for each additional household member. In an effort to structure the membership to fit the needs of the majority of homeowners, the renewal fee is much lower than the original membership fee that was paid for by the developer and builder. Due to this decrease, certain amenities have been restructured to match the decrease in membership fees. Listed below are the changes in the renewal membership.

- Members will be allowed unlimited use of the practice facility and short game practice area and will receive a 20% discount off the regular price of practice balls. This is the equivalent of (For every 100 large baskets of practice balls purchased you will receive 20 large baskets for free) based on the regular practice ball price.
- The handicap program is not included in the renewal membership. It is available at \$30.00 per person per year as a separate fee.

Recently in a continued effort to increase the value of a golf membership a junior golf benefit has been added to the membership amenities. This amenity allows a junior under 16 years of age to play golf at no charge after 3:00 p.m. any day when accompanied on the same golf cart by an adult that has paid a regular members golf fee. There must be one adult member paid for each junior playing free of charge. We have implemented this as a response to multiple homeowners voicing a concern about the lack of junior involvement at Eagle Dunes and to increase the value of your membership.

-Golf related articles,
by Allen Self

Questions at Sorrento Springs and Eagle Dunes

There has been some recent questions from homeowners in Sorrento Springs about the status of a golf course clubhouse and a long range semi-private / private membership plan. We have taken those questions to golf course management and here is their response.

- Eagle Dunes has never intended to become a private club or to be restricted to only residents of Sorrento Springs. The golf course business plan is to remain a semi-private golf course, always allowing non-member play to utilize the facility. As a homeowner of Sorrento Springs you are very important to us at Eagle Dunes. We are very aware that we need your involvement to continue to be a success. The Eagle Dunes Golf Course has been open slightly more than 3 years and is considered one of the better public golf courses in central Florida. It is truly a bargain for the price and is located in your back yard. As the development continues to grow larger, the activity level at the golf course will also continue to grow. By offering amenities that fit the needs of both the homeowners in Sorrento Springs and the business plan at Eagle Dunes Golf Club the development will continue to be considered one of the nicest in the Lake County area.
- As to the status of the permanent clubhouse, we have always stated that at some point there will be a permanent clubhouse but we have never stated when that will happen. We do not know when that will take place as revenues and numbers of rounds will dictate this answer.

Currently the golf course is offering a 9 hole meet and greet scramble on the first Saturday of every month for members of the golf club and instructional clinics on the first and third Wednesday of every month. This has been available for the past 4 months but there has been virtually no involvement to either program.

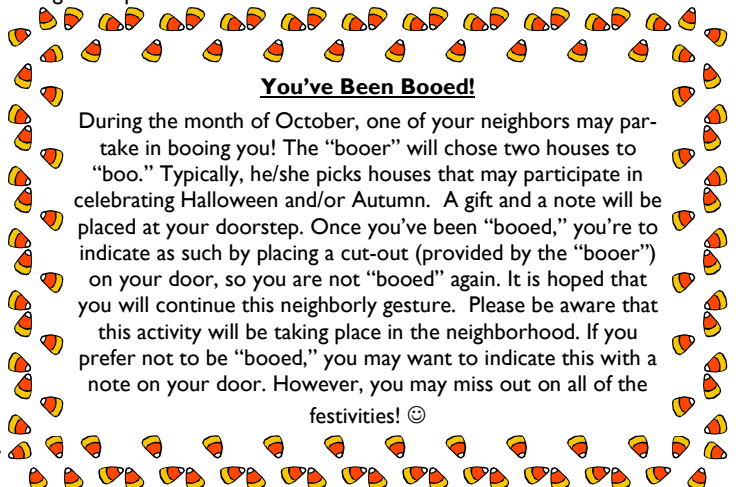
Due to the lack of involvement the golf course would like to receive some feedback from the residents on exactly how many of you play golf and would be interested in the meet and greet scramble, or would like to learn how to play by utilizing the instructional clinics. Please see the golf shop staff to register for all programs. For additional information on these programs please see the members bulletin board located next to the handicap computer inside the golf course clubhouse.

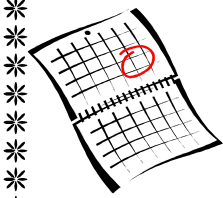
Please also remember to respect the golf course. No one is allowed to walk their dogs, ride their bikes or walk on the course. No one is allowed to play the course without paying and starting on the 1st tee unless authorized by the golf shop.

You've Been Booed!

During the month of October, one of your neighbors may partake in booing you! The "booper" will choose two houses to "boo." Typically, he/she picks houses that may participate in celebrating Halloween and/or Autumn. A gift and a note will be placed at your doorstep. Once you've been "booed," you're to indicate as such by placing a cut-out (provided by the "booper") on your door, so you are not "booed" again. It is hoped that you will continue this neighborly gesture. Please be aware that this activity will be taking place in the neighborhood. If you prefer not to be "booed," you may want to indicate this with a note on your door. However, you may miss out on all of the

festivities! ☺





Ladies! Mark your calendars...

The next Ladies Night Out is **Thursday, October 19th at 7Pm** in the Amenities Building.

Bring an appetizer to pass and a beverage of your choice.

Contact Jana for more information, 352-589-1718 or email spencebjt@comcast.net.

Check the i-neighborhood calendar for the upcoming LNO scheduled events...

Questions and Answers

If you've got 'em...we can try and find answers...

Written by: Lynette Scarafino

Question: How do residents establish their own personal code to enter the gates?

Answer: Residents may establish their own personal code to enter the community via the Main Entrance and Alternate Gate (SR 437). Additional gate openers for the resident only entrance are also available at a minimal cost. To establish a personal code or obtain an additional opener please contact Kent Taylor of Leland Management.

Question: The resident gate (entry by the Country Club) is continually disabled/broken. What are the costs to repair or replace the gate?

Answer: The HOA has reported the gate needed work 3 times so far this year (through mid Aug) costing a total of \$508. The first few times the gate was physically removed from the holder inflicting no damage to the arm. The last incident was caused by vehicle damage. The budget approved last year has a line item for repairs only versus total replacement of the gate entrance.

In order to have the "resident only" gates replaced to a different style (matching entrance off SR 437) the cost to the HOA would be approximately \$15,000.

Question: Why does it seem many violations within the neighborhood are not being addressed?

Answer: The Eagle Dunes HOA has hired a new management company to reside over Sorrento Springs. The #1 priority of the new Property Manager is to monitor Covenants, Conditions & Restriction violations and enforce penalties associated with them. Residents with violations needs to resolve the issues quickly as outlined in the notices they receive. If they are not resolved within the guidelines of the notices attorney action will be followed by the Property Management Company.

A copy of the CC&R is located on the community web site for easy reference - www.eagleduneshoa.org.

Question: When will Engle will put the Cardinal gate up?

Answer: The gate is in permitting and should be constructed in about 4 months.

Sorrento Springs Classifieds

WEBMASTER – Sorrento Springs is looking for a talented resident webmaster(s) to design the eagleduneshoa.org website. This is a voluntary position and the person(s) who complete the work will get have a free advertising spot on this newsletter for one year. Anyone interested should email the newsletter group at

newsletter@eagleduneshoa.org.

ADVERTISERS – Attention all lawn and pool maintenance, house cleaning, pest control and other small businesses! Sorrento Springs newsletter is looking for advertisers for our next quarterly issue.

Don't miss out on the opportunity to be the first to have your ad seen by over 400 homeowners in the new Sorrento Springs newsletter. For pricing and availability, please contact the newsletter group at newsletter@eagleduneshoa.org.



Do you live in the neighborhood and have items for sale? List them in our next newsletter. Contact newsletter@eagleduneshoa.org to have your information posted

Question: What do the CDD and HOA fees cover?

Answer: The CDD and HOA fees cover the costs of operation for the community. This includes street lights, amenity center, common areas, gate operation, cable service for each residence (Comcast) etc. For Townhomes, there are added fees for landscape maintenance, roof replacement & exterior walls painting. As the community grows it becomes responsible for more common areas resulting in the cost of maintenance to increase. Many open common areas are not maintained keeping them "natural areas" to limit any additional expenses to the HOA.

Question: What is defined as the HOA common area?

Answer: The HOA common areas are the Oak Hammock by the Amenity area and the Pine Hammock all the way down the slope between the residential homes and townhomes down to the roundabout. (Please note: HOA areas also include the roads, and basically everything from the gates into the community with the exception of the home lots).

If you would like to ask a question for the next quarterly, please e-mail your newsletter committee at: newsletter@eagleduneshoa.org

To the Resident of:



Did You Know?

Do you have some interesting information about our community, that might be useful to our homeowners. If so, please send your information to: newsletter@eagleduneshoa.org.

- The i-neighborhood site continues to grow. If you haven't logged on yet, visit www.i-neighbors.org. Sign on to receive e-mails about our community, participate in polls, look at our events calendar, etc.
- Revised/updated HOA documents and the ARC form can be found on our HOA website (still under construction, but the documents are currently accessible): Visit <http://www.eagleduneshoa.org/>.
- We have a Swimming, Tennis and Fitness Center on-site manager! Welcome Cathy Williams, a Sorrento Springs resident! Cathy will ensure that the facilities are properly cared for and that all residents are aware of the Center's policies and rules. Although Cathy is a community resident, she does have the authority to communicate the policies/rules to residents utilizing the facilities as well as recommend consequences to the HOA Board for any violations. Having an on-site manager will be a great asset in maintaining a safe and clean environment for all residents to enjoy. Cathy's contact number is (352) 449-9591.



The Sorrento Springs Kids' Play-Club Visits the Mount Dora Fire Station!

Last month our community play-club visited the local fire station as one of their many fieldtrips. The toddlers/preschoolers got to try on the firefighters' uniforms, sit in the fire trucks and learn about fire safety. The kids had fun, while learning about a very important topic.

Some of the groups upcoming fieldtrips include Chef Voila, The Corn Maze & The Sugar Mill.

Sorrento Springs Kids' Play-Club is a group of "at home" parents or part-time working parents who have small children at home during the day.* It was organized to hold scheduled, planned activities for the kids (and the adults too!), on a weekly basis. If you reside in Sorrento Springs and are interested in participating, see: www.angelfire.com/stars6/sskpc/, check out the i-neighborhoods site, or contact Missy at: mjbroker@comcast.net for more information.

**Parents/caregivers are expected to be present at all events with their children.*